



**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0726 ACRE (3,165 SQUARE FEET), BEING A PORTION OF LOT 2, BLOCK C, AVERY LAKELINE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 20200232739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 2 CONVEYED TO ASCENSION SETON IN DOCUMENT NO. 2020029508 (O.P.R.W.C.T.), SAID 0.0726 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**COMMENCING**, at a 1/2-inch iron rod with "LSI" cap found in the west right-of-way line of North Lake Creek Parkway (64' Right-of-way), and being in the east line of Lot 1, Block A of said Avery Lakeline, from which a 1/2-inch iron rod with "LSI" cap found at the beginning of a right-of-way transition from the west right-of-way line of said North Lake Creek Parkway to the south right-of-way line of Avery Ranch Boulevard (150' Right-of-way) bears, N33°04'19"W, a distance of 554.44 feet;

**THENCE**, leaving the west right-of-way line of said North Lake Creek Parkway and the east line of said Lot 1, in part over and across said Lot 1, and in part over and across Hema Drive (60' Right-of-way), S01°44'11"E, a distance of 435.82 feet to a calculated point for a point of curvature and **POINT OF BEGINNING** hereof, said point being in the south right-of-way line of said Hema Drive, and being in the north line of Lot 2, Block C of said Avery Lakeline;

**THENCE**, with the south right-of-way line of said Hema Drive and the north line of said Lot 2, the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **970.00** feet, whose arc length is **213.24** feet and whose chord bears **N36°28'43"E**, a distance of **212.81** feet to a calculated point for a point of tangency hereof, and
- 2) **N42°46'35"E**, a distance of **44.34** feet to a calculated point for a point of curvature hereof, said point being the beginning of a right-of-way transition from the south right-of-way line of said Hema Drive to the west right-of-way line of said North Lake Creek Parkway;

**THENCE**, continuing with the right-of-way transition from said Hema Drive to said North Lake Creek Parkway, and with the northeasterly line of said Lot 2, along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **22.85** feet and whose chord bears **N76°24'08"E**, a distance of **22.07** feet to a calculated point for an angle point hereof;

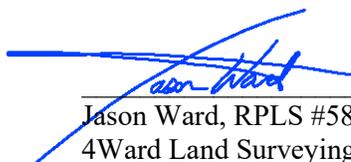
**THENCE**, leaving the right-of-way transition from said Hema Drive to said North Lake Creek Parkway, and leaving the northeasterly line of said Lot 2, over and across said Lot 2, **S40°27'12"W**, a distance of **274.47** feet to the **POINT OF BEGINNING** and containing 0.0726 Acre (3,165 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000077918. See attached sketch (reference drawing: 00822\_Zoning Exhibit-4.dwg)

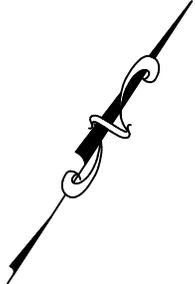


Exhibit A

  
\_\_\_\_\_  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



**AVERY RANCH BOULEVARD  
(150' R.O.W.)**  
(DOC. NO. 2005102680, O.P.R.W.C.T.)



LOT 1, BLOCK A  
AVERY LAKELINE  
DOC. NO. 2020023739  
O.P.R.W.C.T.  
OWNER:  
ASCENSION SETON  
DOC. NO. 2020029508  
O.P.R.W.C.T.

**P.O.C.**  
GRID N: 10,149,579.72  
GRID E: 3,094,060.37

N33°04'19"W  
554.44'  
(N33°04'24"W  
554.44')

[A]

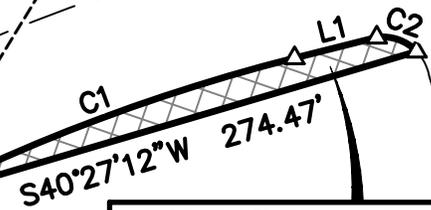
S01°44'11"E 435.82'

**HEMA DRIVE  
(60' R.O.W.)**

[B]

LOT 2, BLOCK C  
AVERY LAKELINE  
DOC. NO. 2020023739  
O.P.R.W.C.T.  
OWNER:  
ASCENSION SETON  
DOC. NO. 2020029508  
O.P.R.W.C.T.

**P.O.B.**  
GRID N: 10,149,144.14  
GRID E: 3,094,073.57



**ZONING EXHIBIT**  
0.0726 ACRE(S)  
3,165 SQUARE FEET

**0.0726 ACRE  
ZONING EXHIBIT  
City of Austin,  
Williamson  
County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |            |
|--------------|------------|
| Date:        | 10/30/2020 |
| Project:     | 00822      |
| Scale:       | 1" = 100'  |
| Reviewer:    | FM         |
| Tech:        | CC         |
| Field Crew:  | WC/MM      |
| Survey Date: | JULY 2020  |
| Sheet:       | 1 OF 2     |

| CURVE TABLE |         |         |           |             |          |
|-------------|---------|---------|-----------|-------------|----------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | BEARING     | DISTANCE |
| C1          | 213.24' | 970.00' | 12°35'45" | N36°28'43"E | 212.81'  |
| C2          | 22.85'  | 25.00'  | 52°22'35" | N76°24'08"E | 22.07'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N42°46'35"E | 44.34' |

| LEGEND       |   |
|--------------|---|
|              | ZONING BOUNDARY                                   |
|              | EXISTING PROPERTY LINES                           |
|              | 1/2" IRON ROD WITH "LSI" CAP FOUND                |
|              | CALCULATED POINT                                  |
| P.O.B.       | POINT OF BEGINNING                                |
| P.O.C.       | POINT OF COMMENCEMENT                             |
| R.O.W.       | RIGHT-OF-WAY                                      |
| DOC. NO.     | DOCUMENT NUMBER                                   |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |
| (.....)      | RECORD INFORMATION PER DOC. NO. 2020023739        |

**[A]**  
**NORTH LAKE CREEK PARKWAY**  
**(64' R.O.W.)**

**[B]**  
**LINNAEA LANE**  
**(60' R.O.W.)**



*Jason Ward* 10/30/2020

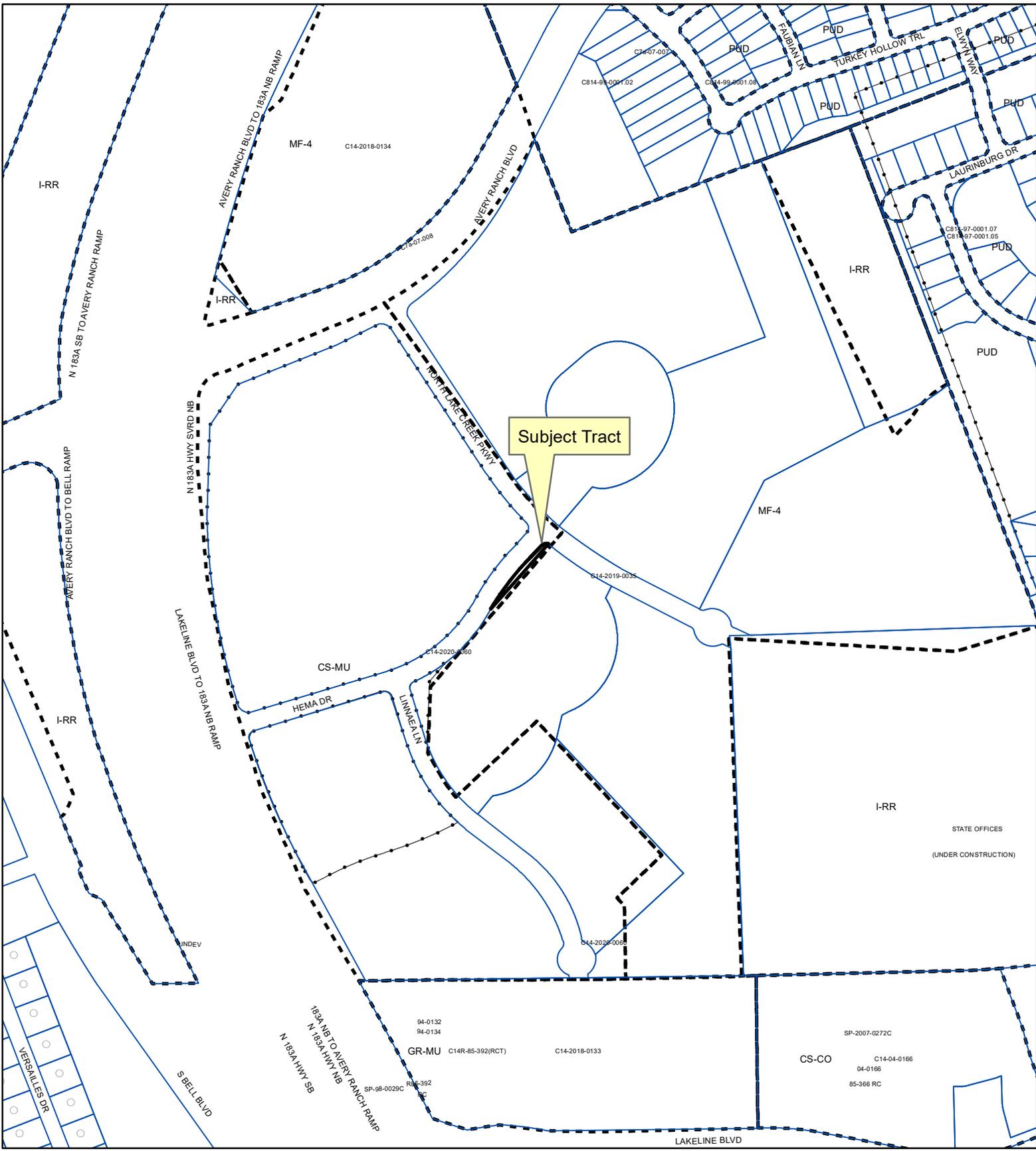
**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077918.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0726 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Williamson**  
**County, Texas**

|   |              |            |
|---|--------------|------------|
| <br>A Limited Liability Company<br>PO Box 90876, Austin Texas 78709<br>WWW.4WARDLS.COM (512) 537-2384<br>TBPLS FIRM #10174300 | Date:        | 10/30/2020 |
|   | Project:     | 00822      |
|   | Scale:       | N/A        |
|   | Reviewer:    | FM         |
|   | Tech:        | CC         |
|   | Field Crew:  | WC/MM      |
|   | Survey Date: | JULY 2020  |
| Sheet:  | 2 OF 2       |            |



Subject Tract

**ZONING**

ZONING CASE#: C14-2020-0127

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/5/2020